



Stirrups Farm Road, Lowton, WA3 2SX

**Offers in the Region Of
£349,950**

Stone Cross Estate Agents proudly present the exquisite "Nightingale," a stunning Four Bedroom Detached Family Home situated on the sought-after Wainhomes Heathfields Estate in Lowton. Nestled in this charming village, just two miles from Leigh and conveniently positioned for easy access to Wigan and Manchester, this residence offers both tranquility and connectivity. The ground floor features an inviting entrance hall, a spacious lounge, an open-plan kitchen/diner, and a convenient cloakroom. Ascend the stairs to discover four bedrooms, with one enjoying a three-piece en-suite, and a stylish three-piece suite in the main family bathroom. Outside, the front garden is adorned with bushes, a path leading to the front door, and a driveway leading to the garage, providing ample off-road parking. The rear boasts an enclosed, low-maintenance garden with lush lawn and inviting patio areas. Experience the epitome of family living in this exceptional home. **Please Contact Us To Arrange A Viewing******

- **Four Bedrooms**
- **Detached**
- **Driveway**
- **Three Bathrooms**
- **Garage**
- **Front and Rear Gardens**

Entrance Hall

Via UPVC double glazed door to the front elevation, UPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point, tiled flooring and stairs to the first floor.

Lounge

21' 5" x 11' 5" (6.54m x 3.49m) UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear elevation, two ceiling light points, two wall mounted radiators and coving.

Kitchen/Diner

21' 5" x 9' 1" (6.52m x 2.78m) UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, UPVC double glazed window to the front elevation, two ceiling light points, two wall mounted radiators, tiled flooring, part tiled walls, a variety of wall, base and drawer units, integrated fridge/freezer, 1.5 sink unit with swan neck tap, dishwasher, integrated oven, hob and extractor.

Cloakroom

UPVC double glazed frosted window to the front elevation, W/C, vanity sink unit with mixer tap, wall mounted radiator, ceiling light point, tiled flooring and part tiled walls.

First Floor

Landing

Wall mounted radiator and ceiling light point.

Bedroom One

11' 9" x 11' 8" (3.57m x 3.55m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point and door leading into en-suite.

En-Suite

7' 9" x 7' 9" (2.37m x 2.35m) UPVC double glazed frosted window to the front elevation, three piece suite comprising of a W/C, vanity sink unit and a double shower unit, part tiled walls, wall mounted radiator and ceiling light point.

Bedroom Two

11' 7" x 9' 1" (3.54m x 2.77m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point and loft access.

Bedroom Three

9' 7" x 8' 0" (2.92m x 2.44m) UPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light point.



Bedroom Four

9' 7" x 7' 11" (2.93m x 2.41m) UPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light point.

Family Bathroom

6' 9" x 6' 1" (2.05m x 1.86m) UPVC double glazed frosted window to the rear elevation, part tiled walls, ceiling light point, three piece suite comprising of a W/C, vanity sink unit and a bath with an overhead shower.

Outside**Front Garden**

Patio path to front door, tarmac driveway leading to the garage and bushes and shrubs.

Rear Garden

Enclosed, laid to lawn, paved patio, stones and plants and shrubs.

Tenure

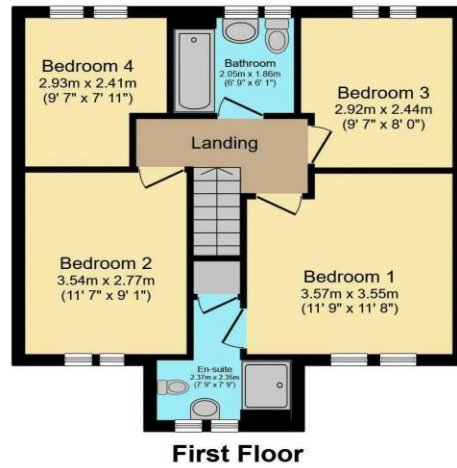
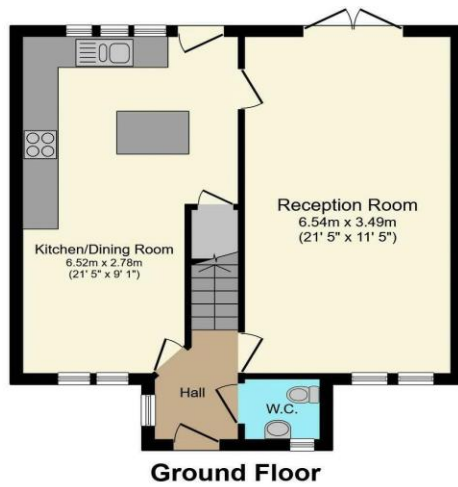
Freehold

Council Tax

D

Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.





Total floor area 101.2 sq.m. (1,089 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Energy performance certificate (EPC)																																		
37, Stirups Farm Road Lowton WARRINGTON WA3 2SX	Energy rating B	Valid until: 10 June 2029 Certificate number: 8831-7036-6220-6519-1982																																
Property type	Detached house																																	
Total floor area	107 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																		
Energy rating and score																																		
This property's energy rating is B. It has the potential to be A.																																		
See how to improve this property's energy efficiency.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td>83 A</td> </tr> <tr> <td>81-91</td> <td>B</td> <td>82 B</td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>			Score	Energy rating	Current	Potential	92+	A		83 A	81-91	B	82 B		69-80	C			55-68	D			39-54	E			21-38	F			1-20	G		
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<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales:</p> <p>the average energy rating is D the average energy score is 60</p>																																		

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.